



**GRASSROOTS**  
REALTY GROUP

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**173 Kingsbury Close SE**  
**Airdrie, Alberta**

**MLS # A2272703**



**\$699,900**

|                  |                                                |               |                  |
|------------------|------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Kings Heights                                  |               |                  |
| <b>Type:</b>     | Residential/House                              |               |                  |
| <b>Style:</b>    | 2 Storey                                       |               |                  |
| <b>Size:</b>     | 2,223 sq.ft.                                   | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 3                                              | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Oversized, See Remarks |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                      |               |                  |
| <b>Lot Feat:</b> | Landscaped, Rectangular Lot                    |               |                  |

|                    |                                                         |
|--------------------|---------------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                 |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                               |
| <b>Roof:</b>       | Asphalt Shingle                                         |
| <b>Basement:</b>   | Full                                                    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                         |
| <b>Foundation:</b> | Poured Concrete                                         |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Quartz Counters, Storage |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R1-U |
| <b>Utilities:</b> | -    |

**Inclusions:** N/A

Beautifully maintained and upgraded home in the desirable community of Kings Heights in south Airdrie. This stunning air-conditioned property offers an exceptional layout and premium finishes throughout, in a fantastic location with quick and easy access to the highway. Step into the impressive main floor featuring soaring cathedral ceilings and a dramatic floor-to-ceiling fireplace in the bright and open living room. A convenient main-floor office located just off the front entrance provides the perfect workspace for remote professionals or quiet study. The chef-inspired kitchen showcases gorgeous quartz countertops, a 9&rsquo; island, stainless steel appliances including a gas stove, and a walk-through pantry leading to the spacious mudroom off the garage. A generous dining area opens onto the oversized deck with gas BBQ line, perfect for entertaining. A convenient 2-piece powder room completes this level. The open staircase leads to the upper level where you&rsquo;ll find a spacious primary bedroom complete with a luxurious 5-piece ensuite featuring a soaker tub, stand-alone shower, quartz counters with double sinks, and a private walk-through closet that connects directly to the laundry room. A large bonus room with vaulted ceiling, two additional bedrooms, and a 4-piece bathroom complete the upper floor. The walkout basement offers endless possibilities with bathroom rough-in and direct access to the ground-level patio and fully fenced yard. The oversized garage includes 220 power, an 8&rsquo; door, and abundant storage space. Additional features include: vinyl plank flooring on the main level, carpet upstairs, tile in bathrooms and mudroom, soft close cupboards and drawers throughout, permanent exterior lighting and excellent curb appeal! Located just a short walk to Heloise Lorimer School (K-5), parks, pathways, shopping, and more. A truly exceptional home in

a prime family-friendly location&mdash;don&rsquo;t miss this one!